



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

Evette Yu
600
108th Ave NE
Bellevue, WA 98004

Re: Project #3037857-LU

Correction Notice #2

Review Type LAND USE
Project Address 106 NW 36TH ST
SEATTLE, WA 98107
Contact Email evette.yu@mza-us.com
SDCI Reviewer Greg Johnson
Reviewer Phone (206) 727-8736
Reviewer Email Greg.Johnson@seattle.gov
Owner Shuang Zhang

Date September 01, 2021
Contact Phone (425) 559-7584

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

I am fine with scheduling a DRB meeting for November 1st or later if you are ready to do so. I want to make sure that the information described below is added to the packet, so will want to see a revised packet sent via email or file sharing link by October 1st to make sure that the corrections are sufficiently addressed. I will cancel the DRB meeting if the October 1st packet does not sufficiently address the corrections below. If you have any questions about the corrections, please let me know.

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

Design Review - Recommendation Packet

1. Project Summary. The development summaries on pages 7 and 30 are different. Please ensure that the number of residential units, parking space, commercial SF, etc. is consistent throughout the packet and is included with a clear project summary near the beginning of the packet.

2. Context Information. The Rec packet would ideally provide some cursory site information at the beginning and then proceed quickly to Response to EDG. Please move the context information in Section 2 to an appendix at the end of the packet, so the Board can refer to it if needed. The site survey and Zoning analysis can stay near the beginning of the packet.

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- 3. 3D Renderings.** Adding the perspective renderings from the plan set to the packet will help the Board to better visualize the project design. Please add these to the packet.
- 4. Elevation Drawings.** Please update the elevation drawings within the packet to ensure that they are consistent with the current project design. The east elevation in the packet appears to be inconsistent with the proposed project design in the design of the facade along the north amenity space.
- 5. Landscape Plan.** Ensure that landscape plans are updated to reflect the change in the design to remove the upper-level parking.
- 6. Surface materials.** Add specificity about the hardscape materials throughout the site, particularly in the amenity space on the north side of the site, the seating area along the commercial frontage, and other seating areas along the street frontages.
- 7. Facade Modulation Depths.** Include dimensions for facade modulation depths. Use show this on floor plans or on diagrams similar to the modulation diagram shown on draft packet page 42.
- 8. Zone Transition.** Provide additional information, including adding dimensions to plans and sections/elevations, showing the relationship of the north facade to the adjacent building to the north.
- 9. Commercial seating area.** Draft packet page 48 shows a table/seating layout of the street corner seating area at the southeast corner of the site. Provide dimensions to show the length and width of this area.
- 10. Amenity Space Design.** Although the project design no longer includes an upper parking area and driveway access to 1st Avenue NW, the design of the amenity space on the north side of the site still has the characteristics of a parking layout, including the 1st Avenue NW facade expression, organization of landscaping within the amenity space, and relationship of the space to the building interior on the south side of the amenity space. Staff recommends addressing the amenity space design prior to the Board meeting to better address guidelines related to Open Space Concept (DC3) to better integrate the proposed amenity space into the site and building design.
- 11. Design Review - Materials.** Please include color & materials info in the Recommendation packet as follows:

Provide high-quality photos of the actual materials board (not clipped photos of materials) in the REC packet. Photos should be taken outside so that materials can be seen in natural daylight which more accurately conveys the material quality on a building. Photos taken in various angles, sunlight, & weather conditions are encouraged. Examples of the exact materials/colors installed on other completed projects with similar context are encouraged. Identify projects which the Board may be familiar with or able to visit. Supplement the materials page of the REC proposal with links to the materials webpage on the manufacturer's website.

Provide specifications, scale elements, & specific product colors for materials so the Board can get a sense for what the material is like.

Submit the standard 18" x 24" materials board as described in the [Applicant Guide/Best Practices](#) document posted on the Design Review website to the planner by mailing it (via USPS or Fedex) to the SMT, attention to the planner for review and to be kept for City records. For less common materials or when the Board has previously given specific direction about the "character" of a material, the applicant may be required to provide advance physical samples mailed (via USPS or Fedex) to the SMT, attention to the planner.
- 12. Lighting Plan.** Include an exterior lighting plan in the Recommendation packet and plan set.